

# **FORT LEE BOARD OF ADJUSTMENT**

**July 14, 2020**

**Present:** J. Nitti, H. Joh, G. Makroulakis, D. Conway, F. Yook, D. Sugarman

**Absent:** J. Silver, H. Liapes, D. Starace

**Present:** Joe Mariniello, Jr., Esq., M. Jovishoff, Phillips, Preiss, Grygiel, D. Juzmeski, Neglia Eng.

Chairman Sugarman called the meeting to order at 7:30 p.m.

**NOTICE OF MEETING:** The Chairman states: Let the minutes reflect that adequate notice of this meeting has been provided in the following manner: All members of this Body have been advised in writing at least 48 hours prior to this meeting of the time, place, and proposed Agenda of this meeting. A written notice of the time, place, and proposed Agenda was posted on the bulletin board of Municipal Building, 309 Main Street, Fort Lee, New Jersey. On the same date, a copy of said written notice was mailed to the Record, Jersey Journal, Time Warner Cable and Fort Lee Online. A copy was filed with the Borough Clerk and, on the same date, copies were mailed to all persons who have requested copies of such notices and have prepaid the fee fixed for the year 2020.

The meeting was held remotely, by means of communication equipment. The foregoing Electronic Public Meeting is recommended due to the current situation involving COVID-19 Virus and directives of State and County governments. The meeting was conducted using Zoom operating system.

Chairman Sugarman stated Mr. Yook is a voting member tonight.

## **Approval of Minutes**

It was moved by Mr. Makroulakis, seconded by Mr. Conway and passed on a vote 6-0 by members Nitti, Joh, Makroulakis, Conway, Yook and Sugarman to approve the minutes of the meeting of June 23, 2020.

## **Memorialization**

**Docket #5-20,** Post Management, LLC, 504 Jane Street, Block 3651, Lot 3, Preliminary & Final Site Plan – Five (5) Story, Self-Storage Facility

It was moved by Mr. Makroulakis, seconded by Mr. Conway, and approved on a vote of 6-0 by members Nitti, Joh, Makroulakis, Conway, Yook and Sugarman to grant the applicant Preliminary & Final Site Plan approval.

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**Acceptance/Completeness**

**Docket #24-20,** W & R Home Builders, LLC, 461 Hillcrest Avenue, Block 6951, Lot 7, Two Unit Dwelling

It was moved by Mr. Nitti, seconded by Mr. Conway, and approved on a vote of 6-0 by members Nitti, Joh, Makroulakis, Conway, Yook and Sugarman to deem the application complete. Mr. Macri will call the Board office for a hearing date.

**Reconsideration**

**Docket #12-20,** Francisco & Adriana Parra, 1093 Anderson Avenue, Block 1154, Lot 20, Addition to Single Family Dwelling

**This application has been carried to the hearing of July 28, 2020. No further notice is necessary. Time is waived for the Board to act.**

**Public Hearings**

**Docket #11-20,** 2100 North Central Road FL, LLC, 2100 North Central Road & 2143 Hudson Terrace, Block 6155, Lots 1 & 2, Amended Preliminary & Final Site Plan – Renovation and Conversion of Existing Office Building and Hotel to a Planned Development Group Apartment Building of 316 Residential Units and Signage

Paul Kaufman, Esquire, stated that we submitted the Affidavit of Service and Proof of Publication to the Board secretary.

Jameson Van Eck, Esquire, representing Northbridge Co-Op Inc. entered his appearance.

Paul Kaufman stated this is an amendment to a previously approved application. The settlement remains as is, there is no change. The number of units is 316, this has not changed. Parking spaces has been reduced from 316 to 251. Landscaped area has been increased. The height remains the same. There is no change in building materials.

Matthew Clark, MCB Engineering, 11 Furlow Street, Totowa was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Clark stated he prepared the site plan. He has reviewed the Neglia report. He presented the revised site plan dated January 20, 2020. Building A is staying the same. The height is 2 inches lower. Building B is 1 foot lower due to grading. The number of stories is the same. The driveways have been split – one way in and one way out on North Central. The loading area is the same. The lighting is staying the same. Building B now has an open courtyard.

Grading and Utility Plan – the sanitary water is all staying the same.  
The FAR was 5.79 and now is 5.52.  
The GFA came down by 15,000 square feet.

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The lot area is the same. The density is the same.

Building B setback was approved at 8.4, now it is 8.9.

Landscaping was approved at 4.6, now it is 8.9.

Impervious area was 52,000, now it is 50,000.

The site distance was 106.7, now it is 136.

A variance for 10 parking spaces is needed.

We've added some amenities.

The materials remain the same.

The Neglia report has been reviewed and the applicant will comply with all items.

The ADA curb ramp will be reviewed for compliance. The streetscape details will be worked on with Neglia Engineering and Michael Jovishoff.

The same lighting that was approved is still proposed.

David Juzmeski stated the revision was necessitated from the County, did they approve?

Mr. Clark stated no.

Mr. Jovishoff asked what is the potential for these units to be sold for corporate use?

Paul Kaufman stated nothing has changed on this.

Chairman Sugarman stated stipulations will remain the same as in the prior resolution.

Mr. Van Eck stated the settlement was contingent to the plans as submitted. D variances have to meet necessary proofs. D3-D6 variances we are dealing with parking.

Paul Kaufman stated the agreement included no spillage of lighting to the North. All deliveries will be on site. Signage on North Central and Merkle, the applicant will pay his fair share.

The applicant agrees to items that were approved in 2018.

Mr. Van Eck questioned Mr. Clark on his plans.

Chairman Sugarman asked for questions from the public.

Lou Luglio, Traffic Engineer, 30 Montgomery Street, Jersey City was sworn in and his credentials accepted by Chairman Sugarman.

Mr. Luglio stated he has reviewed this application.

Traffic Generation:

AM Peak hour – 101 vph

PM Peak hour – 116 vph

Saturday Peak hour – 122 vph

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The trip generations are slightly different from 2018. I do not feel this will have any impact on Northbridge.

**Chairman Sugarman stated this application is carried to the August 11, 2020 meeting. No further notice is necessary. Time is waived for the Board to act.**

Christen Trentacosti stated the zoom link will change. The new link can be found on the website or by calling her at Borough Hall.

Mr. Conway asked why did you lose parking spaces?

Mr. Clark stated when the driveway was taken away, spaces were lost.

**Docket #22-20, JZS Developers, LLC, 2336 Short Street, Block 6753, Lot 3, Two Unit Dwelling**  
**Chairman Sugarman stated this application is carried to the meeting of July 20, 2020. No further notice is necessary. Time is waived for the Board to act.**

**Docket #23-20, Philip S. Chou, 427 Westview Place, Block 6651, Lot 7, Two Unit Dwelling**  
**Chairman Sugarman stated this application is carried to the meeting of July 20, 2020. No further notice is necessary. Time is waived for the Board to act.**

**ADJOURNMENT**

It was moved by Mr. Makroulakis, seconded by Mr. Makroulakis to adjourn the meeting at 9:52 p.m.

Respectfully submitted,

*Linda Garofalo*

Linda Garofalo  
Recording Secretary

